

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Rob D. Hellyer, owner

Property: 901 Harvard (107 E 9th) Street, Lot 12, Block 230, Houston Heights Subdivision. The property includes a historic 896 square foot, one-story wood frame single-family residence and 3,267 square foot commercial structure situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing corner store, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Project Type – Construct five rooftop dormers (four facing E 9th Street and one facing the rear)

- Install a centrally located interior chimney
- Convert a south facing garage door to a pair of windows (facing E 9th Street).
- Convert a west facing garage door to a pair of windows
- Convert a portion of the western extension into an inset porch (facing west and to the rear)
- Remove the non-original 117 wood siding and replace with smooth cementitious lap siding with a 5" reveal

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: Three in favor. See Attachment A.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: March 24, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
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- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTOS



CURRENT PHOTOS



3D RENDERING

PROPOSED

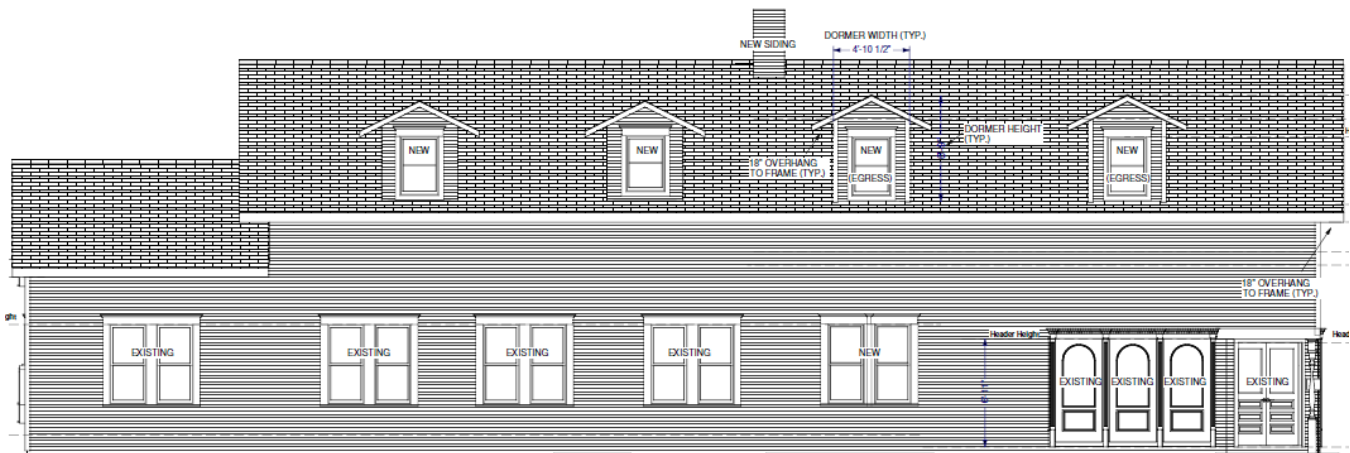


SOUTH ELEVATION – FRONT FACING E 9TH STREET

EXISTING

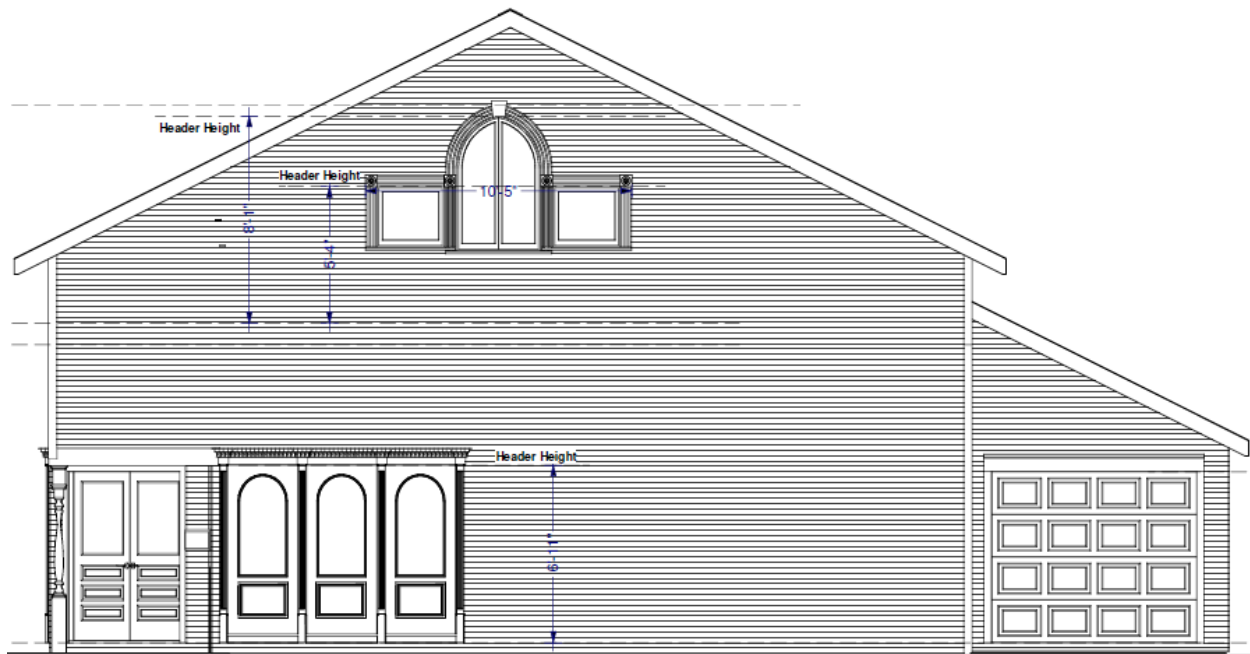


PROPOSED

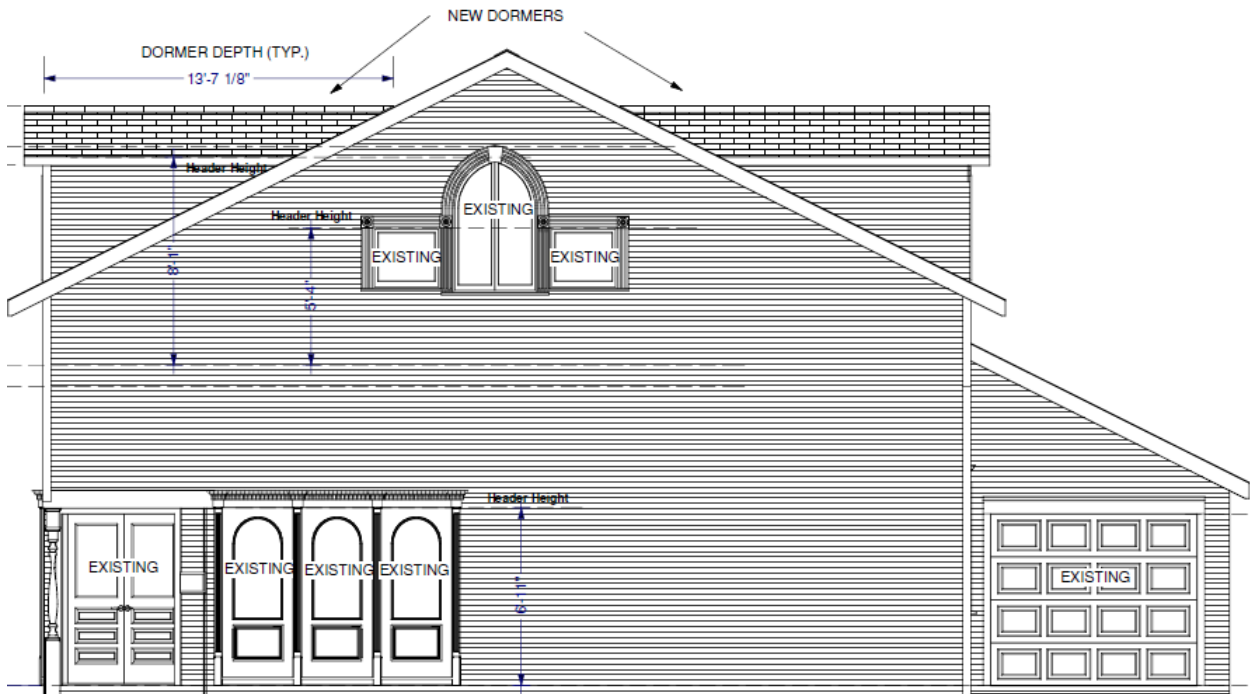


EAST SIDE ELEVATION – FACING HARVARD STREET

EXISTING



PROPOSED

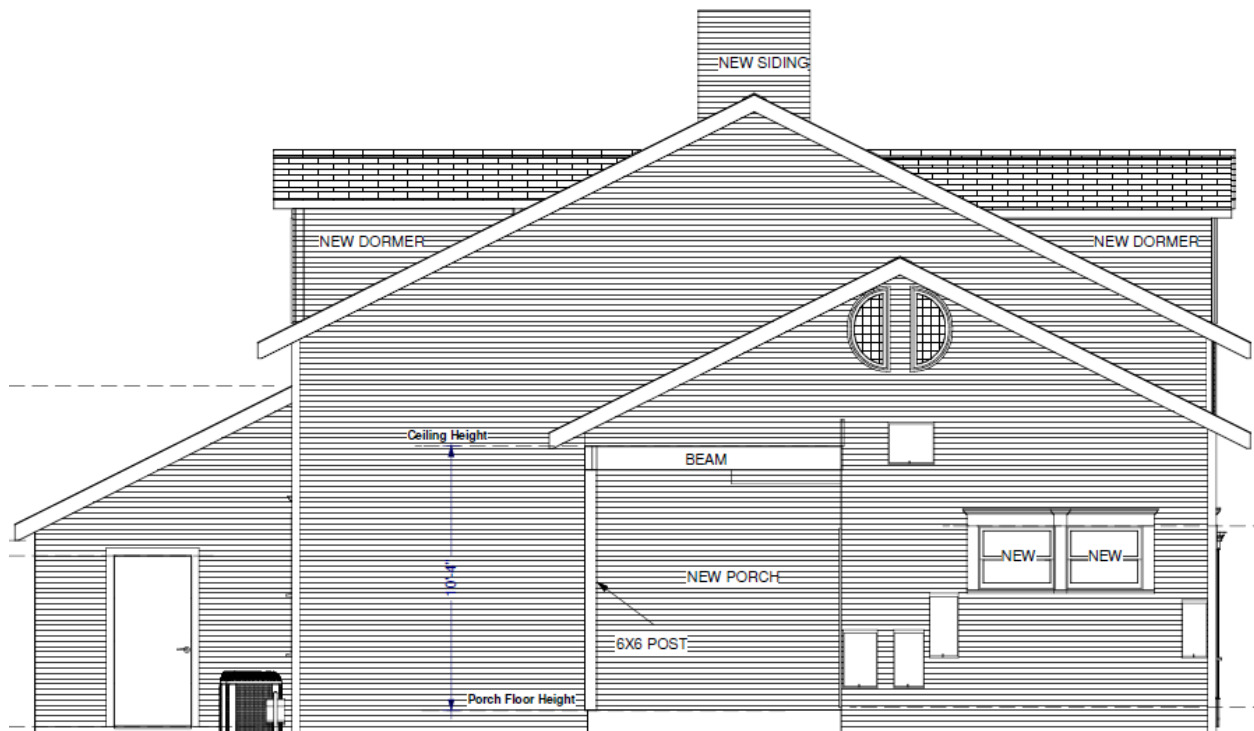


WEST SIDE ELEVATION

EXISTING



PROPOSED

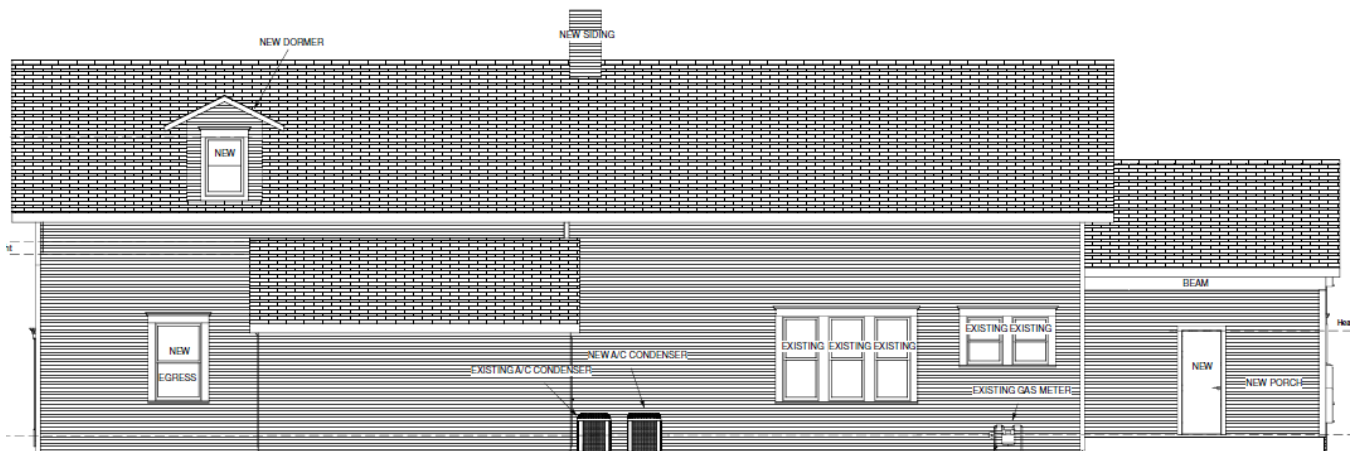


NORTH (REAR) ELEVATION

EXISTING

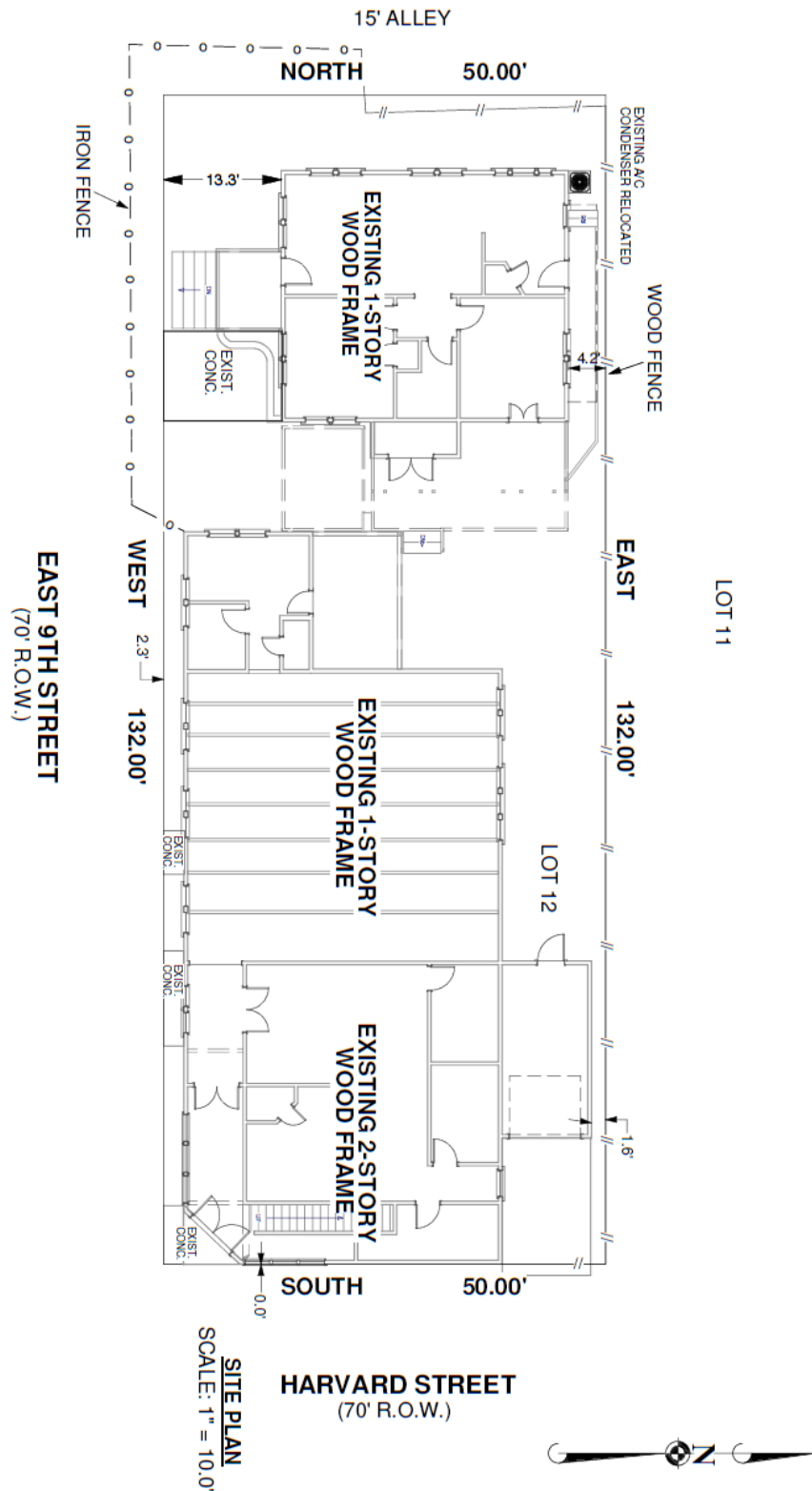


PROPOSED



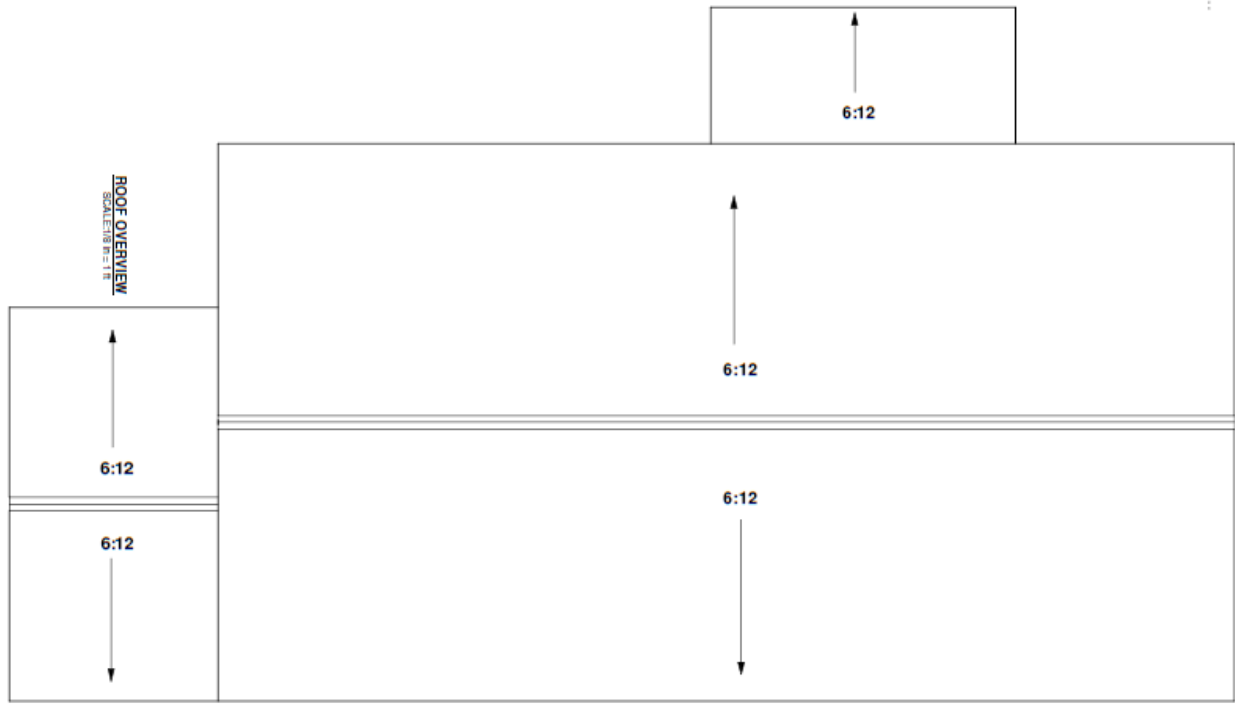
SITE PLAN

EXISTING / PROPOSED

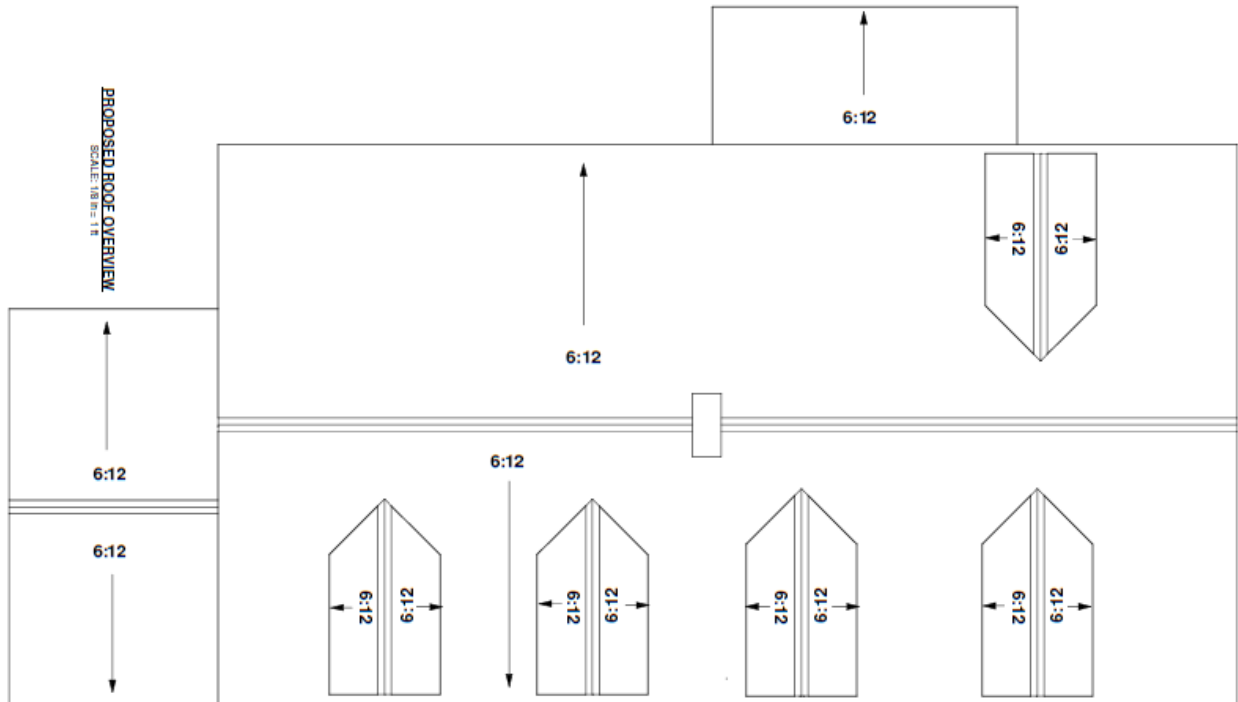


ROOF PLAN

EXISTING

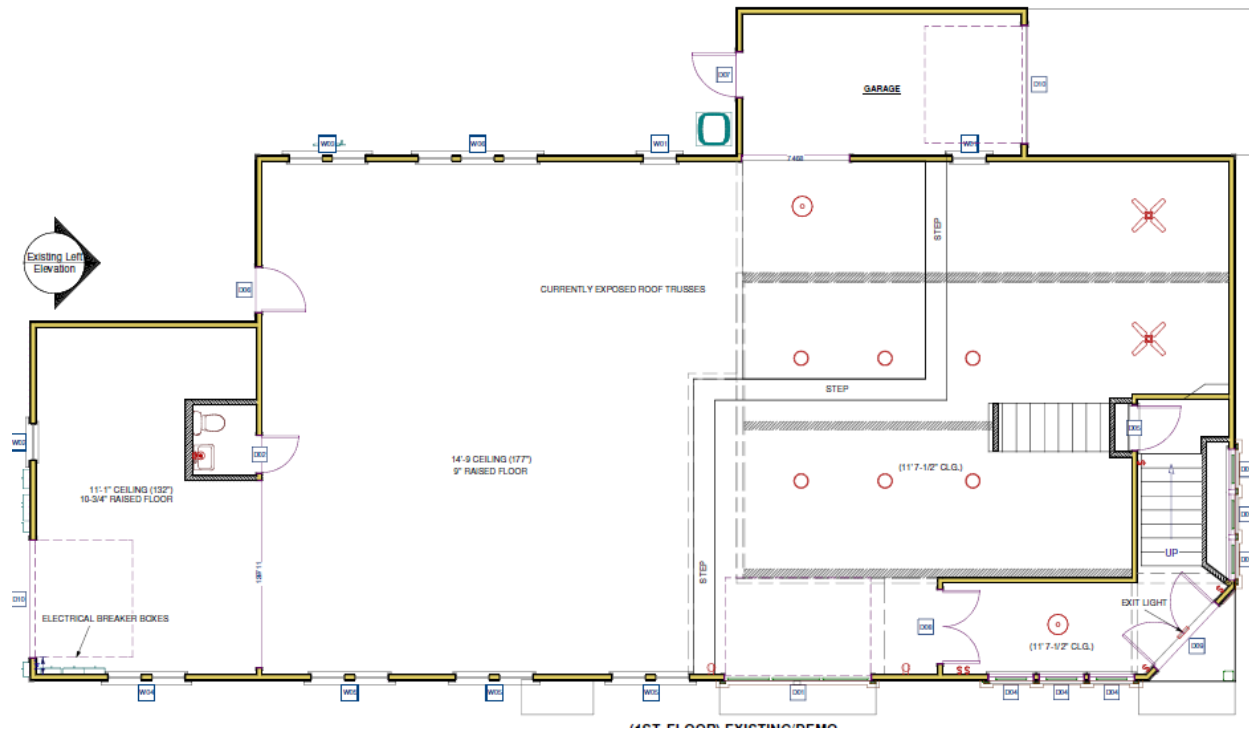


PROPOSED

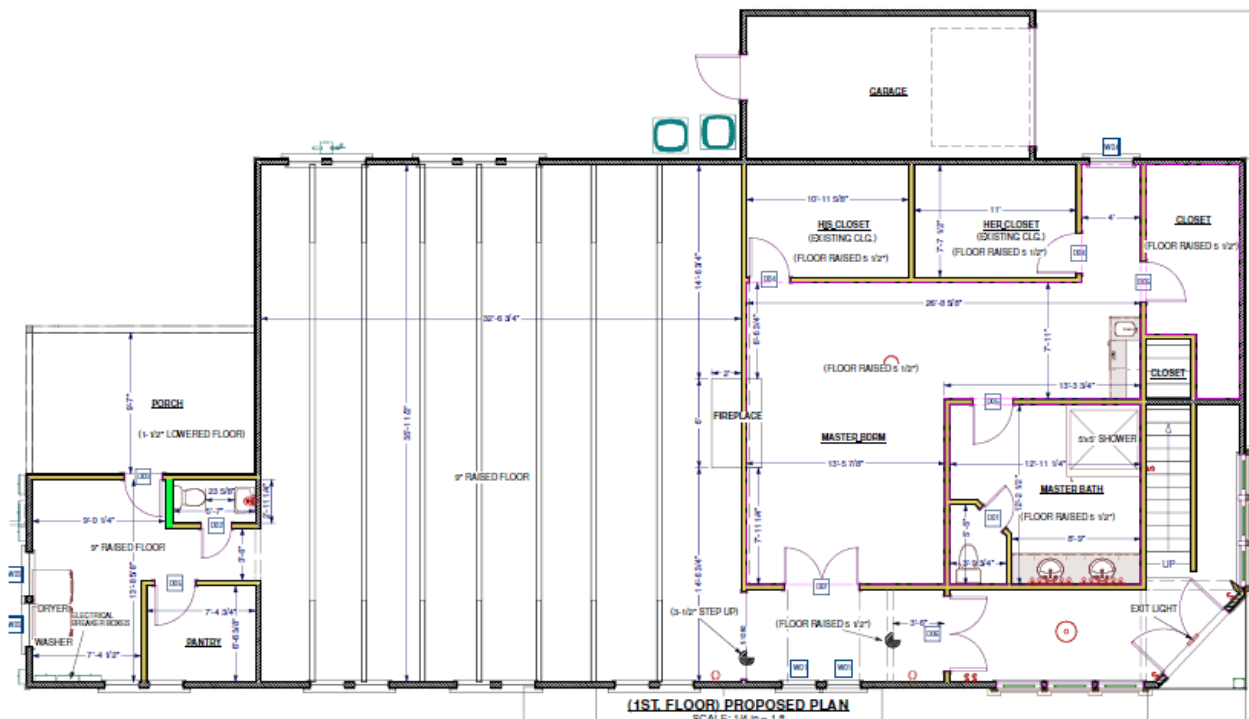


FIRST FLOOR PLAN

EXISTING



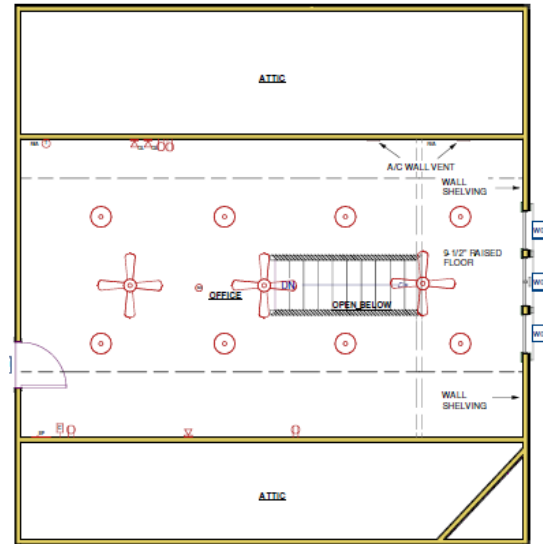
PROPOSED



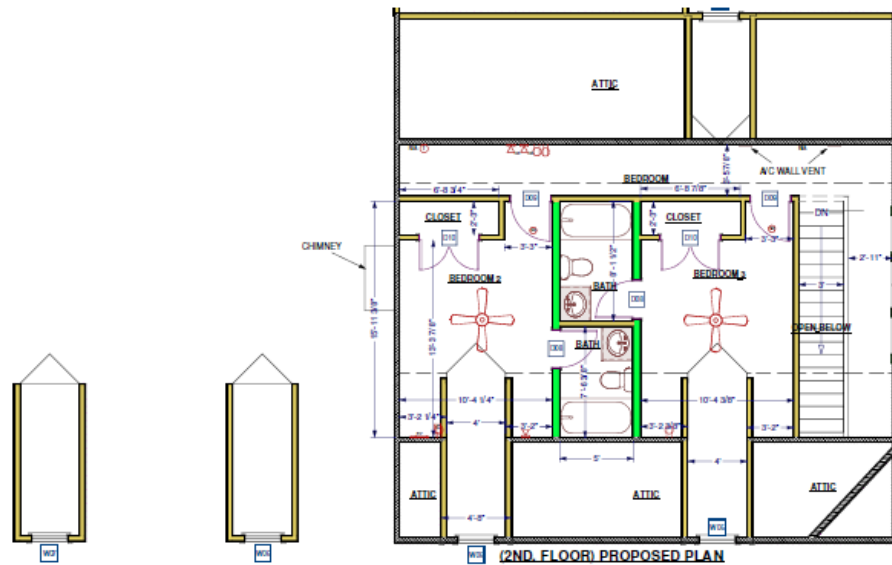


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	10068	GARAGE-GLASS	1 3/4"
D02	1	1	2668 L IN	HINGED-DOOR P04	1 3/8"
D03	3	1	2967 R EX	EXT. HINGED-DOOR E17	1 3/4"
D04	3	1	3067 R EX	EXT. HINGED-DOOR E17	1 3/4"
D05	1	1	3068 L IN	HINGED-DOOR E08	1 3/8"
D06	1	1	3068 R EX	EXT. HINGED-DOOR P09	1 3/4"
D07	1	1	3068 R EX	EXT. HINGED-SLAB	1 3/4"
D08	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/4"
D09	1	1	6068 L/R EX	EXT. DOUBLE HINGED-DOOR E08	1 3/4"
D10	2	1	8068	GARAGE-GARAGE DOOR P02	1 3/4"
D11	1	2	3068 R EX	EXT. HINGED-DOOR P09	1 3/4"

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP
W01	2	1	2432SH	SINGLE HUNG	89 1/2"
W02	1	1	2632SH	SINGLE HUNG	90"
W03	1	1	5332	MULLED UNIT	91"
W04	1	1	5452	MULLED UNIT	83 1/2"
W05	3	1	5452	MULLED UNIT	85"
W06	1	1	8356	MULLED UNIT	91"
W08	2	2	2724FX	FIXED GLASS	54 7/16"
W09	1	2	3353DC	DBL CASEMENT-LHL/RHR-AT	87 1/2"

PROPOSED

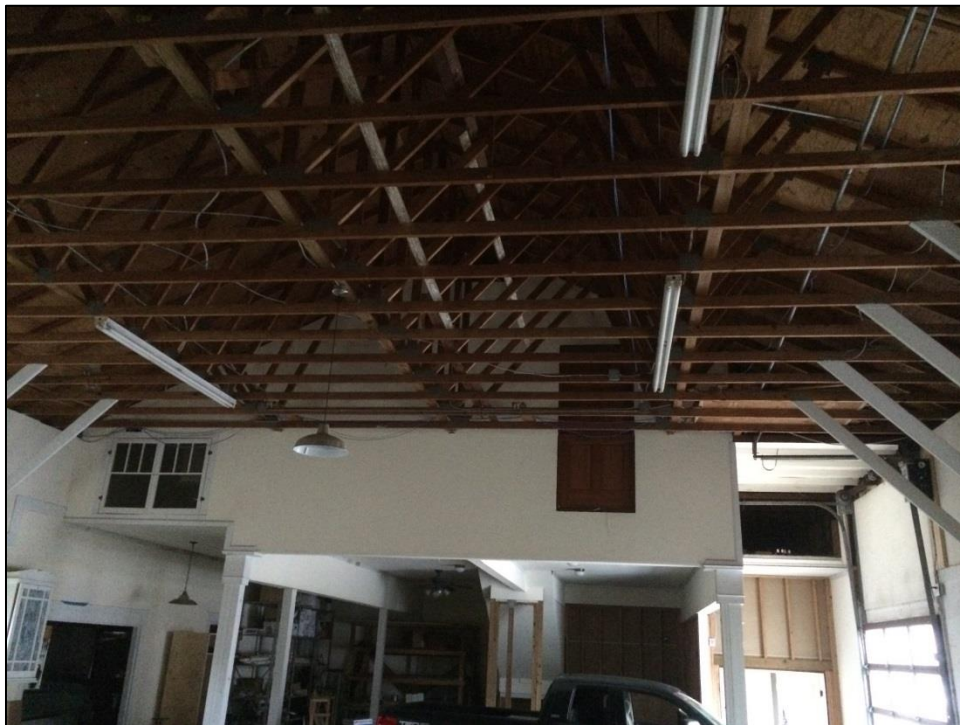
DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS
D01	1	1	2068 L IN	HINGED-DOOR P09	1 3/8"
D02	1	1	2068 R IN	HINGED-DOOR P09	1 3/8"
D03	1	1	2668 L EX	EXT. HINGED-SLAB	1 3/8"
D04	2	1	2868 L IN	HINGED-DOOR P09	1 3/8"
D05	3	1	2868 R IN	HINGED-DOOR P09	1 3/8"
D06	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/4"
D07	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"
D08	2	2	2668 L IN	HINGED-DOOR P09	1 3/8"
D09	2	2	2868 L IN	HINGED-DOOR P09	1 3/8"
D10	2	2	4068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP	EGRESS
W01	2	1	2452SH	SINGLE HUNG	89"	
W02	1	1	2630SH	SINGLE HUNG	80"	
W03	2	1	3026SH	SINGLE HUNG	85"	
W04	1	1	3050SH	SINGLE HUNG	89 1/2"	YES
W05	2	2	26310SC	SNGL CASEMENT-HR	88 1/2"	YES
W06	1	2	2637SC	SNGL CASEMENT-HR	49 13/16"	
W07	1	2	2639SC	SNGL CASEMENT-HR	49 7/16"	
W08	1	2	2639SC	SNGL CASEMENT-HR	88 1/2"	

APPLICANT PHOTOS



Siding previously replaced



Modern engineered non-original roof trusses

PROJECT DETAILS

Shape/Mass: The existing commercial building has a maximum width of 82.8' and a maximum depth of 50.3' with a ridge height of 25'-2¾". The lower western portion has a ridge height of 18'-10¾".

The applicant proposes to construct five dormers in the roof of the existing commercial structure. The dormers will be 4'-10½" wide and 6'-9" in tall. Four of the dormers will be installed on the front of the building facing E 9th Street. One dormer will be installed facing the rear. The ridge height of the dormers will be 22'-11¾". The dormers will be 13'-7" deep. A new centrally located interior chimney will be constructed. The chimney will be 2'-0" x 4'-4½". An inset porch will be carved out of the existing western lower portion. The inset porch will have a width of 15'-6¼" and will be inset (have a depth of) 10'-¼". See drawings for more detail.

Setbacks: The existing commercial building has a south (facing E 9th Street) setback of 2.3'; an east (facing Harvard Street) setback of 0.0'; and a north (rear) setback of 1.6'.

The existing structure will remain in its current location and the existing setbacks will not be altered as part of this proposal. See drawings for more detail.

Foundation: The existing foundation is a mixture of concrete and block & base. The concrete is approximately 8" above grade. The non-original block & base foundation is 9" above the concrete

The existing concrete foundation will remain but will be receive a new 5" overlay slab. The current block & beam floor is totally independent of the building structure, a later modification and will be removed with concrete poured in its place to the same elevation. This new slab is not structural. See drawings for more detail.

Windows/Doors: The existing structure features paired 1-over-1 wood windows and a garage door facing E 9th Street. Store front windows and doors wrap the corner. The rest of the structure features 1-over-1 wood windows. An additional garage door is located on the west elevation. The gable on the west elevation also features two half-circle gridded vents. The gable on the east elevation features a gothic-arched Palladian window. An additional garage door is located on the east elevation.

The existing garage door facing E 9th Street will be converted into a pair of windows. The new windows on the first story will be wood. All windows on the north (rear) elevation will be replaced (these are not visible). The five proposed dormers will each have a single 1-over-1 vinyl window. The existing front doors in the clipped corner (Harvard and E 9th) will be retained. See drawings for more detail.

Exterior Materials: The existing commercial building is clad with 117 wood siding. This is not the original wood siding and was installed in 2010.

The existing 117 wood siding will be removed and replaced with smooth cementitious lap siding with a 5" reveal.

Roof: The existing commercial structure features a composition shingle side gable roof with a pitch of 6:12 and an eave height of 14'-10½". The lower western portion features an eave height of 11'-4¼".

The proposed dormers will have a composition shingle gable roof with a pitch of 6:12 and an eave height of 20'-8¾". The remainder of the roof will not be altered. See drawings for more detail.

Front Elevation: The existing commercial structure features four pairs of windows, a garage door and a storefront (South) system on the first story. There is no fenestration above.

The proposed addition will include the removal of the garage door and installation of a new pair of windows. Four dormers will be installed in the roof. A new interior chimney will be installed centrally in the roof. See drawings for more detail.

Front Elevation: The first story features a storefront system and garage door while a gothic-style Palladian window is located in the gable.
(East)

The sides of the proposed dormers will extend from the existing roof. See drawings for more detail.

Side Elevation: The existing west elevation features a garage door window and two additional doors on the first story while the smaller gable features a two part half circle gridded window.
(West)

The existing garage door will be removed and replaced with a pair of windows. The existing window will be removed. The rear (northern) portion of the space will be inset to create a porch. The adjacent door will be removed while the northern door is to remain. . See drawings for more detail.

Rear Elevation: The existing rear elevation features six windows on the first-story.

(North) An additional window will be installed on the eastern portion of the rear while a single window will be removed. A new door will be installed at the inset porch. A single dormer will be installed on the eastern portion of the roof. See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

From: Martin Pike
Sent: Tuesday, March 22, 2016 3:40 PM
To: PD - Historic Preservation
Subject: 901 Harvard

To whom it may concern;

Having been in discussion and looked at plans, I support the improvements for the residence Located at the above address.

I request that you support Rob Hellyer's plans and allow him to make improvements to his home.

I have lived in the Heights for 20
Years and personally rebuilt and remodeled a 1898 home.

Your support is greatly appreciated.

Martin Pike

From: Jim Potter
Sent: Tuesday, March 22, 2016 8:25 AM
To: PD - Historic Preservation
Subject: Application for 901 Harvard St.

[Next](#)

[Last](#)

As a former president of the Houston Heights Association, and instrumental in getting the petition drive approval for Historic District status for the area in which 901 Harvard is located, I have a very keen interest in the preservation of the district. I have reviewed the plans submitted for the changes proposed for 901 Harvard and I believe they meet the intent of the ordinance, and are in compliance with what it takes to keep the integrity of the neighborhood.

The bungalow that has been proposed to be raised above a garage was not an original building of the Houston Heights, so I do not see how it could be considered "contributing", other than it just happens to match the period of other original Heights bungalows. The improvements to the old shop will certainly be welcomed, because although it has historical integrity it does not currently have aesthetic appeal.

I recommend the board/commission/council approve the applications as submitted for 901 Harvard.

Jim Potter
1312 Cortlandt St.
Houston, Tx 77008

I support.

Thank you!

Carol Welter
BARCLAYS
Banking
1301 McKinney | Suite 400 | Houston, TX 77010
o: 713.236-3959 | f: 646.885.9362 | m: 713.824.5184